

**DODGE COUNTY LAND RESOURCES AND PARKS COMMITTEE
MINUTES
December 7, 2020**

The Dodge County Land Resources and Parks Committee met on December 7, 2020 at 7:15 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Allen Behl, Mary Bobholz, Tom Schaefer and Travis Schultz. Larry Schraufnagel participated by phone. The staff present at the request of the Chairman were Bill Ehlenbeck, and Joseph Giebel. Nate Olson and Dave Addison were also present.

Other County Board members in attendance: **None**

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Joseph Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

TOWN REZONING REQUESTS

Town of Emmet Rezoning Petition – David and Judith Frohling – Lot 1 CSM 5047, V32 P266, located in part of the NW ¼ of the SW ¼, Section 27, Town of Emmet, Dodge County, Wisconsin, along the southwest intersection of County Road M and Boulder Road. Petition to rezone approximately 23.15-acres of land under the Town of Emmet Zoning Ordinance, from the RD Rural Development Zoning District to the CC Convenience Commercial Zoning District has been submitted by the Town of Emmet Town Board to the Dodge County Board of Supervisors for review and approval to allow the future commercial development of this lot.

Motion by Mary Bobholz to submit a favorable recommendation to the County Board of Supervisors on the Petition to rezone approximately 23.15-acres of land under the Town of Emmet Zoning Ordinance, from the RD Rural Development Zoning District to the CC Convenience Commercial Zoning District.

Second by Travis Schultz Vote 5-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Universal CO-OP – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the expansion of the grain storage facility and the construction of a scale office with an electrical room on this site. The property is located in part of the NE ¼ of the SW ¼, Section 20, Town of Lebanon, the site address being N1052 County Road R.

Motion by Allen Behl to approve the request to allow for the expansion of the grain storage facility and the construction of a scale office with an electrical room on this site subject to the following conditions:

1. The business operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health, safety, or general welfare of the immediate neighborhood or community.
2. A County Land Use Permit shall be obtained for the proposed construction projects prior to beginning construction on this site.
3. State approved building plans shall be obtained prior to the construction of the facilities on this site;
4. A storm water management and erosion control plan for this development project shall be submitted to the Department for review and approval prior to beginning any earth moving or construction on this site and prior to the issuance of the Land Use Permit.
5. All exterior lighting plans shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties or the community.
6. A landscaping and buffering plan in accord with Subsection 8.6 of the County Land Use Code shall be submitted to this Department for review and approval prior to the issuance of the Conditional Use Permit.
7. All Federal, State and Local Municipality permits and approvals required for the proposed facilities on this site shall be obtained for said project prior to beginning construction.
8. Any significant change or expansion of the facilities on this site may require that a new conditional use permit be obtained.
9. The decision of the Committee shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.
10. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

Second by Travis Schultz Vote 5-0 Motion carried.

PUBLIC HEARING

Upnet WI LLC, agent for Scott Steers –Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the construction of an approximate 90' wireless broadband tower on this site. The property is located in part of the SE ¼ of the NE ¼, Section 29, Town of Calamus. The site is located adjacent to and south of W11367 Van Buren Road.

Motion by Mary Bobholz to approve the Conditional Use Permit request to allow the construction of an approximate 90' wireless broadband tower on this site subject to the following conditions:

1. The proposed tower shall meet or exceed current standards and regulations of the FAA, FCC, and any other agency of the Federal Government with the authority to regulate towers and antennas.
2. The tower shall be painted with alternate bands of aviation orange and white paint if required by the FAA, FCC, or any other agency of the Federal Government with the authority to regulate towers and antennas.
3. The design of the related structures at this tower site shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and built environment per 4.9.3.A.2.
4. The tower, guy wires and all other accessory facilities must satisfy all applicable setback requirements of Chapter 5 of this Code.

5. The tower and antennas shall not be used for any advertising.
6. The tower shall be designed, structurally, electrically and in all respects to accommodate co-location of both the applicant's broadband equipment and antenna(s) and comparable equipment and antenna(s) for at least three additional users and shall make access to the tower and tower site for additional users at a fair and reasonable price.
7. The site shall be landscaped to satisfy the requirements of Section 4.9.3.F of the Code. A copy of the landscaping plans shall be submitted to the Department for review and approval prior to the approval of the conditional use permit.
8. Anti-climbing devices shall be installed on the tower or a security fence shall be constructed around the tower and guy wires to prevent unauthorized access to the tower and guy-wires.
9. Any change and/or expansion of the tower site, including any change in height of the tower and antennas above 90' may require that a new Conditional Use Permit be obtained.
10. A County Land Use Permit shall be obtained by the applicant authorizing construction of the tower.
11. The decision of the Committee shall expire one year after the decision is filed with the Department unless construction has been diligently pursued, a Certificate of Zoning Compliance has been issued, the use is established, or the Conditional Use Permit is renewed, for a period not to exceed one year.
12. The Conditional Use Permit shall also expire upon termination of a project or if the rights granted by the permit are discontinued for 180 consecutive days.

Second by Travis Schultz Vote 5-0 Motion carried.

PUBLIC HEARING

Michael Firchow, agent for Absolute Financial Lending Services LLC - Request to rezone approximately 0.67-acres of land out of the Wetland Zoning District in order to correct the wetland boundary line at this location. The site is located in part of the NW ¼ of the NW ¼, Section 20, T12N, R14E, Town of Beaver Dam, along the east side of Sunset Blvd adjacent to N8491 Sunset BLVD.

Motion by Travis Schultz to submit a favorable recommendation to the County Board of Supervisors on the request to rezone approximately 0.67-acres of land out of the Wetland Zoning District in order to correct the wetland boundary line at this location.

Second by Mary Bobholz Vote 5-0 Motion carried.

ADMINISTRATIVE BUSINESS

Economic Development

- A. Review and consider a voluntary joint development agreement and a request for a letter of support for the National Grid Solar project in the Town of Lomira;

Nate Olson reviewed a copy of a voluntary joint developer's agreement proposed by Springfield Solar Farm, LLC, with the Committee. The developer's agreement addresses potential road use and repair issues, shared revenue payments, decommissioning plan costs and other environmental and economic issues that may affect local communities. The agreement has been submitted to the Corporation Counsel for review. National Grid Renewables has also requested a letter of support for the project from the Committee.

Motion by Allen Behl to authorize the Committee Chairman to sign a joint developers agreement that has been reviewed and approved by the Corporation Counsel and to provide a letter of neutral position regarding the solar project proposal.

Second by Mary Bobholz Vote 5-0 Motion carried.

B. Update on CDBG-Closeout;

Nate Olson provided the committee with an update on the options for the CDBG program - Closeout. The County Board had voted to approve Option 1 at the last Board meeting, however, the Executive Committee recently laid over approving the required resolutions and requested re-consideration of the other options before finalizing the resolutions. The Executive Committee has scheduled a new Committee meeting for further discussion.

C. Update on Broadband Project;

Nate Olson provided the committee with an update on the Dodge County Broadband Initiative. The County was recently notified that it was awarded up to \$1,223,042 to fund projects that were not awarded in the 2020 PSC Broadband Expansion Grant Cycle. The PSC was allocated funds through the Cares Act to fund planned broadband infrastructure project in Wisconsin. If these projects are completed and operational by December 30, 2020, they will be fully funded by the PSC grant.

The second part of the Broadband Initiative is the 2021 PSC Broadband Expansion Grant application. The Department has submitted an application with a request for \$658,610.00 to cover nine projects in the County that will reach 2,020 households and 147 businesses. The Department has received over 40 letters of support for these projects, including a \$15,000 pledge from the Marshfield Clinic towards an awarded grant. These projects will establish infrastructure that will improve broadband coverage in Dodge County.

Land Information

A. Consider resolution for Land Information Division position changes;

Dave Addison updated the Committee on proposed restructuring of the Land Information Division staffing positions. The proposal includes elimination of 1 Full-time benefitted Land Information Specialist II position (as well as vacant Land Information I and Senior positions) and 1 Full-time benefitted Senior Cartographer position and replacing these positions with 1 Full-time benefitted GIS Property Analyst Lead position and 1 Full-time GIS Property Analyst position. The new positions will allow the Department to move forward and to have two people skilled and trained in both the GIS mapping and the Land Information duties. The changes as proposed would maintain the same staffing levels and would save the County approximately \$30,000.00 in employee salary costs.

Motion by Mary Bobholz to support the resolution to eliminate 1 Full-time benefitted Land Information Specialist II position (as well as the vacant Land Information Specialist I and Senior positions) and 1 Full-time benefitted Senior Cartographer position and replacing these positions with 1 Full-time benefitted GIS Property Analyst Lead position and 1 Full-time GIS Property Analyst position.

Second by Allen Behl Vote 5-0 Motion carried.

B. Consider 2021 WLIP Grant Application;

Dave Addison provided the Committee with an update on the 2021 WLIP Grant Application with the Committee. The money for the Grant comes from the recording fees at the Register of Deeds Department. The proposed grant request is for \$50,000.00 which is intended to be used towards a new permitting application software program that would integrate with the existing tax assessment program. The Land Information Council supports the submission of the grant application for this purpose.

Motion by Travis Schultz to approve the resolution to support the submission of the grant application as proposed.

Second by Allen Behl Vote 5-0 Motion carried.

The minutes from the November 16, 2020 meeting were reviewed by the Committee.

Motion by Mary Bobholz to approve the minutes as written.

Second by Travis Schultz Vote: 5-0 Motion carried.

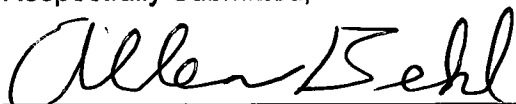
No Committee Member Reports

No Additional Per Diems

Motion by order of the Chairman to adjourn the meeting.

Meeting adjourned at 9:13 p.m.

Respectfully Submitted,



Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.